



845 Wainee Street Lahaina, HI 96761









#### AREA OVERVIEW

Old Lahaina Center is in heart of the Historic District of Downtown Lahaina. It is situated along Front Street which is known to be the second most visited attraction on Maui.





Old Lahaina Center is a grocery anchored shopping center that provides local residents and visitors alike with dining, goods, and services not readily available in other sections of West Maui. Notable co-tenants include Foodland, Sale Pepe, Thai Chef, US Postal Service, Bank of Hawaii, American Savings Bank, Coffee Bean and Tea Leaf, L+L Hawaiian BBQ, Edward Jones and 808 Grinds.

## **AREA DEMOGRAPHICS**



2019 population

12,784 3-mile

14,901 5-mile

20,430

Daytime business population

8,158

13,784 5-mile

15,700

3-mile

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Median age

39.2

40.3 5-mile

40.3

Households

3,828 3-mile

4,659 5-mile

7,048

Average household income

\$96,710 3-mile

\$105,229

\$100,208

5-mile



Source: Esri

#### LIFESTYLE BEHAVIOR

Esri provides a report called Tapestry, that provides insights into consumer lifestyle and shopping behaviors by defining the population into segments. The top four lifestyle segments offer a range of diverse, family-oriented and active consumers for Old Lahaina Center.



#### PACIFIC HEIGHTS

- This is a family market, distinguished by married-couple families, with and without children, some in multigenerational households
- Workers are generally employed in white collar occupations such as business, computer, architecture and engineering roles
- They keep up-to-date with the latest styles and trends, as well as the latest technology
- Favor trendier stores for apparel, Costco and specialty markets for groceries and enjoy gambling at casinos, visiting theme parks, eating out at family restaurants, stopping by Starbucks for coffee, listening to jazz and New Age music, and reading fashion magazines





# ENTERPRISING PROFESSIONALS

- Enterprising Professionals residents are well educated and climbing the ladder in science, technology, engineering, and mathematics occupations
- Early adopters of new technology in hopes of impressing peers with new gadgets
- Strive to stay youthful and healthy, eat organic and natural foods, run and do yoga
- Buy name brands and trendy clothes online and eat out at The Cheesecake Factory and Chick-fil-A; drop by Starbucks for coffee

#### **CITY LIGHTS**

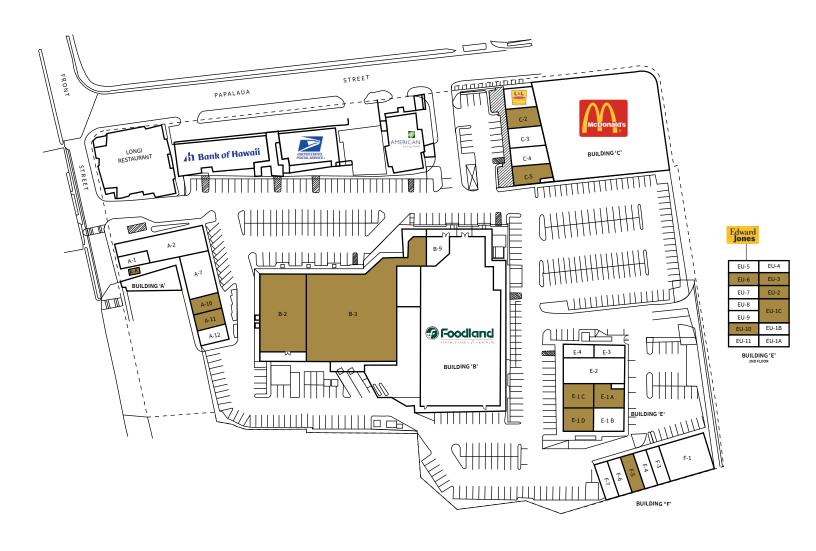
- City Lights residents earn above average incomes
- These consumers are price savvy but will pay for quality brands they trust
- Attuned to nature and the environment, and when they can, purchase natural products and are health-conscious consumers who purchase low-calorie, low-fat food
- Price-conscious consumers, they seek out deals on brands they like at warehouse clubs, Walmart or Target





#### **SET TO IMPRESS**

- Set to Impress are better educated and mobile; they always have an eye out for a sale and will stock up when the price is right
- They are very conscious of their image and seek to bolster their status with the latest fashion
- Residents are tapped into popular music and the local music scene
- They maintain close relationships with their family



# SITE PLAN

= Available

PROPERTY DETAILS	
Address	845 Wainee Street, Lahaina, HI 96761
TMK	(2) 4-5-1:18
Land area	284,882 s.f.
Building area	75,359 s.f.
Zoning	B-2
Base rent	Office: \$1.75 / s.f. / mo. and up Retail: \$3.00 / s.f. / mo. and up
Opex	\$1.16 / s.f. / month
Term	Negotiable
Parking	Customer parking available

# **AVAILABILITIES**

Suite	Availability	Size
A-10	Now	720 sf
A-11	Now	720 sf
B-2	Now	7,400 sf
B-3	Now	15,747 sf
B-9	Now	1,024 sf
C-2	Now	1,126 sf
C-5	Now	1,269 sf
E-1A	Now	1,158 sf
E-1C	Now	1,360 sf
E-1D	Now	1,360 sf
EU-2	Now	680 sf
EU-3	Now	675 sf
EU-6	Now	680 sf
EU-10	Now	680 sf
F-5	Now	853 sf

## AREA MAP









1585 Kapiolani Boulevard, Suite 1750 Honolulu, Hawaii 96814 T. 808.203.5700 F. 808.203.5709

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Old Lahaina Shopping Center is proudly owned by the Harry and Jeanette Weinberg Foundation, who is dedicated to meeting the basic needs of people experiencing poverty. Grants focus on supporting organizations that serve older adults, women and children at risk, people with disabilities, veterans, and the Jewish community in the areas of Housing, Health, Jobs, Education, and Community Services.

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